



# City of Fairfax

## 9571 FAIRFAX BOULEVARD SPECIAL EXCEPTION PLAT CITY OF FAIRFAX, VIRGINIA

### NOTES

1. APPLICANT/OWNER:  
  
9571 FAIRFAX BLVD LLC  
8101 GLENBROOK ROAD  
SUITE B  
BETHESDA, MD 20814
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL ID NUMBER 48-3-06-041 AND IS ZONED CG, COMMERCIAL GENERAL.
3. THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH A RETAIL BUILDING, WHICH REQUIRES THE SPECIAL EXCEPTIONS LISTED ON THIS SHEET.
4. THE PROPERTY IS NOW IN THE NAME OF 9571 FAIRFAX BOULEVARD, LLC AS RECORDED IN DEED BOOK 20970 AT PAGE 493.
5. THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOW ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
6. TOTAL AREA OF THE PROPERTY IS 20,371 SQUARE FEET OR 0.4677 ACRES.
7. THIS TOPOGRAPHIC SURVEY IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
8. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FAIRFAX, VIRGINIA, COMMUNITY-PANEL NUMBER 5155240003D, REVISED JUNE 2, 2006, SHOWS THIS PROPERTY TO LIE IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

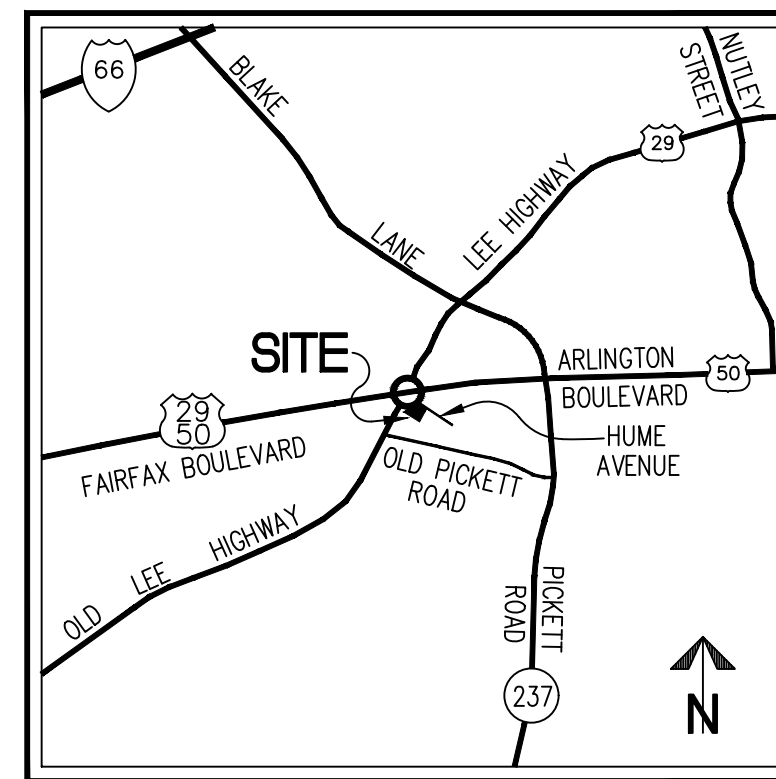
### SPECIAL EXCEPTIONS REQUESTED

1. A SPECIAL EXCEPTION OF THE FRONT YARD SETBACK ALONG HUME AVENUE IS REQUESTED. (SEC. 3.6.2)
2. A SPECIAL EXCEPTION OF THE SIDE YARD SETBACK IS REQUESTED. (SEC. 3.6.2)
3. A SPECIAL EXCEPTION TO TERMINAL LANDSCAPE ISLAND REQUIREMENTS REQUESTED. (SEC. 4.5.7 D 1 & 2)
4. A SPECIAL EXCEPTION TO PERMIT PARKING SPACES MORE THAN 50 FEET FROM A PLANTING ISLAND IS REQUESTED. (SEC. 4.5.7 D 1)
5. A SPECIAL EXCEPTION OF THE SIDEWALK REQUIREMENT ALONG HUME AVENUE IS REQUESTED. (SEC. 4.4.3 A)
6. A SPECIAL EXCEPTION OF THE LANDSCAPE STRIP REQUIREMENT ALONG FAIRFAX BOULEVARD AND HUME AVENUE. (SEC. 4.5.6 B)
7. A SPECIAL EXCEPTION OF THE MINIMUM PARKING REQUIREMENT IS REQUESTED. (SEC. 4.2.3.E)

### PFM MODIFICATION

1. LOADING ALONG HUME AVENUE IS PROPOSED WITH THIS APPLICATION. THE LOADING ENTRANCE IS LOCATED LESS THAN 12 FEET FROM THE PROPERTY LINE AS REQUIRED BY PFM 404.006. THE APPLICANT REQUESTS SUPPORT FOR A WAIVER OF THIS REQUIREMENT, WITH A FINAL ACTION TO BE MADE BY THE DIRECTOR AT TIME OF SITE PLAN.

### VICINITY MAP



SCALE: 1"=2000'

### STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES

1. THE EXISTING SITE PREVIOUSLY SERVED AS A GAS STATION. THE EXISTING SITE HAS NO STORMWATER MANAGEMENT OR WATER QUALITY FACILITIES. THE PROPOSED REDEVELOPMENT PROJECT WILL REMOVE ALL EXISTING ONSITE IMPROVEMENTS AND CONSTRUCT A SMALL RETAIL BUILDING WITH SURFACE PARKING. THIS WILL RESULT IN A NET INCREASE IN OVERALL IMPERVIOUS AREA. THE SWM NECESSARY TO PREVENT AN INCREASE IN PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS WILL BE ACCOMPLISHED WITH UNDERGROUND DETENTION FACILITIES TO BE LOCATED IN FRONT OF THE BUILDING. FINAL DESIGN TO BE DETERMINED AT TIME OF SITE PLAN.
2. BMP WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD THROUGH THE USE OF UNDERGROUND STRUCTURAL BMP FACILITIES TO BE DESIGNED AT TIME OF SITE PLAN.
3. EXISTING OUTFALL CHANNEL IN HOME WILL BE DEMONSTRATED TO BE ADEQUATE TO CONVEY THE 2 AND 10 YEAR STORM EVENTS AT TIME OF SITE PLAN.
4. THIS STORMWATER MANAGEMENT ANALYSIS IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

### OUTFALL ANALYSIS NARRATIVE

1. THE EXISTING SITE DRAINS AS SHEET FLOW TO FOUR STORMWATER OUTFALLS AS FOLLOWS:
  - 1.1. THE NORTHWESTERN PORTION OF THE PROPERTY DRAINS TO THE GUTTER ON OLD LEE HIGHWAY. FROM THERE THE RUNOFF FLOWS TO AN EXISTING CURB INLET ON OLD PICKETT ROAD AT ITS INTERSECTION WITH OLD LEE HIGHWAY.
  - 1.2. RUNOFF FROM THE NORTHEASTERN PART OF THE SITE DRAINS TO THE GUTTER ON OLD LEE HIGHWAY AND THEN FLOWS AROUND THE CORNER TO A MANMADE CHANNEL ALONG HUME AVENUE.
  - 1.3. THE SOUTHEASTERN PART OF THE SITE DRAINS DOWN A STEEP SLOPE TO THE STRYKER'S SQUARE, LLC PROPERTY TO THE SOUTHEAST.
  - 1.4. RUNOFF FROM THE SOUTHWESTERN AREA FLOWS ACROSS THE FRONT PARKING LOT OF THE MCDONALD'S PROPERTY AND THEN ACROSS THE NEIGHBORING RETAIL CENTER PARKING LOT TO THE GUTTER ALONG OLD PICKETT ROAD.
2. AFTER THE PROPOSED REDEVELOPMENT SITE RUNOFF WILL CONTINUE TO DRAIN TO THE SAME FOUR OUTFALLS. RUNOFF TO ALL BUT THE NORTHEASTERN OUTFALL WILL CONTINUE TO BE RELEASED AS SHEET FLOW. RUNOFF TO THE ADJACENT PRIVATE PROPERTIES TO THE SOUTHEAST AND SOUTHWEST WILL BE REDUCED BY REDUCING THE SIZE OF THE ASSOCIATED SITE DRAINAGE AREAS. RUNOFF FROM THE PROPOSED BUILDING ROOF AS WELL AS SOME OF THE PARKING LOT WILL BE DIRECTED TO A PROPOSED STORMWATER DETENTION FACILITY IN FRONT OF THE BUILDING. STORMWATER RELEASED FROM THIS DETENTION FACILITY WILL BE PIPED TO AN EXISTING STORM SEWER THAT CONVEYS FAIRFAX CIRCLE RUNOFF TO AN EXISTING RIPRAPPED CHANNEL ON THE EAST SIDE OF HUME AVENUE. THIS DETENTION FACILITY WILL REDUCE SITE PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS TO BELOW PRE-DEVELOPMENT LEVELS.

### ZONING TABULATION

	CG PERMITTED	PROVIDED
EXISTING ZONE: CG, COMMERCIAL GENERAL		
SITE AREA: 20,371 SF OR 0.4677 AC*		
MINIMUM LOT AREA	22,000 SF	20,371 SF*
MINIMUM LOT WIDTH	150 FT	±100 FT**
MAXIMUM BUILDING HEIGHT	60 FT/5 STORIES	±35 FT
MAXIMUM BUILDING COVERAGE	NONE	N/A
MAXIMUM LOT COVERAGE	90%	±73% (SEE BELOW)
MINIMUM YARD REQUIREMENTS		
FRONT (HUME AVENUE)	20 FT	±10 FT***
STREET (SIDE) (FAIRFAX BLVD)	20 FT	±37 FT
SIDE	25 FT	±2 FT; ±69 FT***

\* A VARIANCE WAS APPROVED IN 1980 FOR LOT SIZE  
 \*\* LOT WIDTH IS LEGALLY NON-CONFORMING  
 \*\*\* SPECIAL EXCEPTIONS ARE REQUESTED FOR CERTAIN YARD REQUIREMENTS

### PARKING TABULATION

USE: RETAIL  
 RATE: 1 SP/200 SF  
 (4,000/200 = 20)  
 USE: STORAGE ACCESSORY TO RETAIL  
 RATE: 1 SP/200 SF  
 (2,200/200 = 11)

PARKING REQUIRED = 31 SPACES  
 PARKING PROVIDED = 23 SPACES (INCLUDING 2 ADA SPACES)

NOTE: A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION IN ACCORDANCE WITH ZONING ORDINANCE SECTION 4.2.3.E

### LOT COVERAGE CALCULATION

BUILDING AREA: 4,000 SF  
 PARKING/DRIVE AISLES: 9,055 SF  
 SIDEWALKS: 1,825 SF  
 TOTAL: 14,880 SF OR 73%

### SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS PLAN
- P-0301 SPECIAL EXCEPTION PLAT
- P-0302 PRELIMINARY UTILITY AND GRADING PLAN
- P-0401 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS
- P-0402 TREE MANAGEMENT PLAN
- P-0601 TRASH TRUCK MOVEMENTS
- ELEVATIONS - OPTION 1 (DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 2 (NO DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 1 (DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 2 (NO DECK) (CERTIFICATE OF APPROPRIATENESS)
- FACADE MATERIAL FINISHES (CERTIFICATE OF APPROPRIATENESS)

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 www.WLPINC.com

SCALE: AS NOTED DATE: 10/29/19  
 DRAWN: IMH  
 CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

**COVER SHEET**  
**SPECIAL EXCEPTION PLAT**  
**9571 FAIRFAX BOULEVARD**  
 CITY OF FAIRFAX, VIRGINIA

SHEET: P-0101

**LEGEND**

- CA ..... UTILITY POLE CROSSARM
- CO ..... CLEANOUT
- CP ..... CONCRETE PATCH
- DB ..... DEED BOOK
- DHF ..... DRILL HOLE FOUND (PROPERTY CORNER)
- EB ..... ELECTRICAL BOX
- EM ..... ELECTRIC METER
- EO ..... ELECTRIC OUTLET
- EP ..... EDGE OF PAVEMENT
- ES ..... ELECTRICAL STUB UP
- EVT ..... ELECTRICAL VAULT
- FC ..... FACE OF CURB (HEADER CURB)
- FNC ..... FENCE
- HC ..... RAMP FOR DISABLED
- IPF ..... IRON PIPE FOUND (PROPERTY CORNER)
- IPS ..... IRON PIN SET (PROPERTY CORNER)
- LP ..... LIGHT POLE BASE
- LSB ..... LANDSCAPING BOX
- LSW ..... LANDSCAPING WALL
- MW ..... MONITORING WELL
- PG ..... PAGE
- PKS ..... P.K. NAIL SET (PROPERTY CORNER)
- SMH ..... SANITARY SEWER STRUCTURE
- SW ..... SIDEWALK
- TR ..... TRANSFORMER (ON POLE)
- TRLP ..... TRAFFIC LIGHT POLE
- VLT ..... UTILITY VAULT
- WDF ..... WOOD FENCE
- WM ..... WATER METER
- WV ..... WATER VALVE
- ..... BOLLARD
- ..... FIRE HYDRANT
- △ ..... DOORWAY/ENTRANCE
- ..... UTILITY POLE
- ☆ ..... LIGHT POLE
- ★ ..... GROUND LIGHT
- X ..... FENCE
- ..... GUY WIRE
- ..... OVERHEAD WIRES
- E ..... UNDERGROUND ELECTRIC LINE
- W ..... UNDERGROUND WATER LINE
- +— ..... CURB AND GUTTER
- S— ..... SIGN
- ..... UTILITY MANHOLE
- ..... RESERVED FOR DISABLED

**SANITARY SEWER AS-BUILT TABLE**

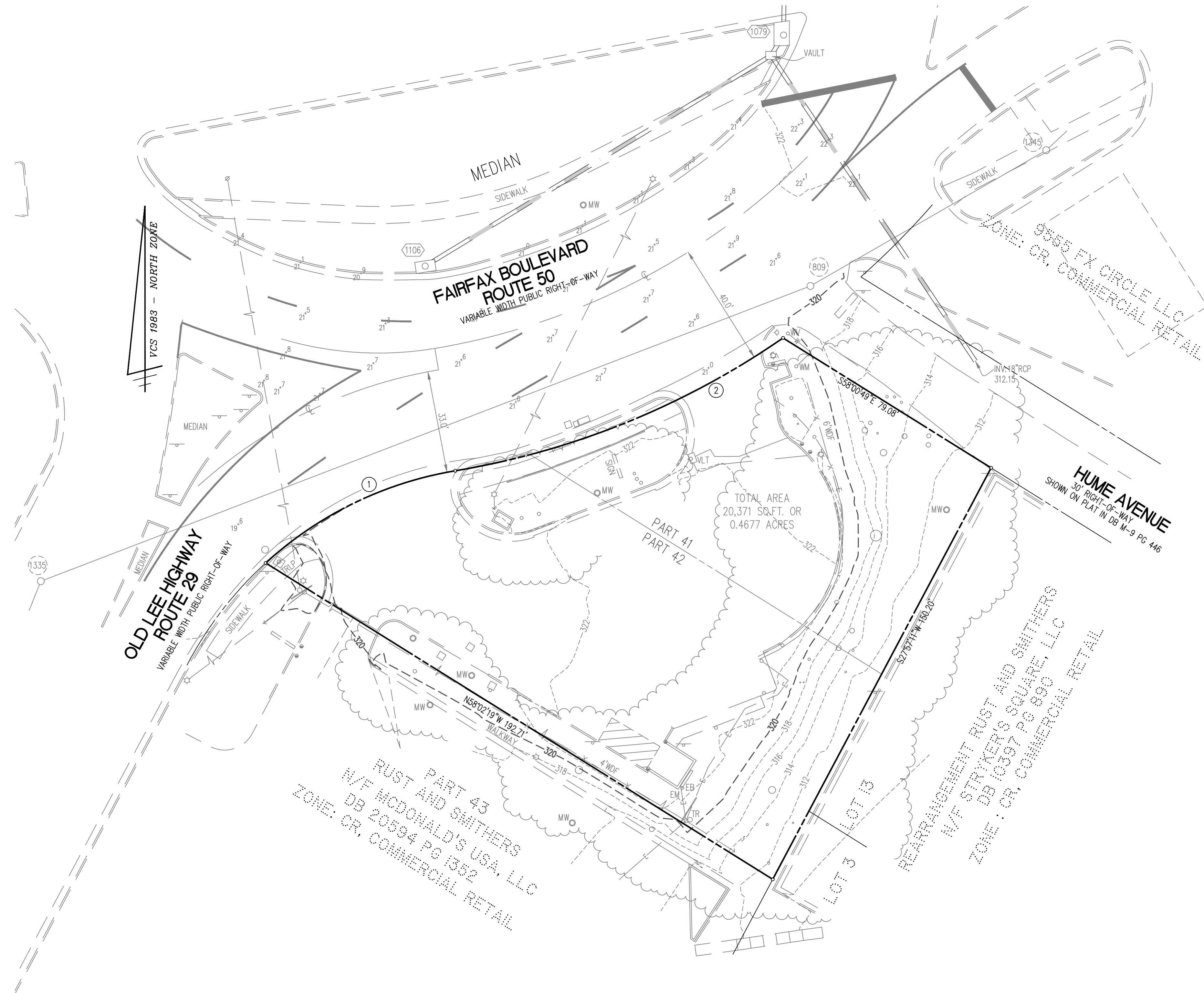
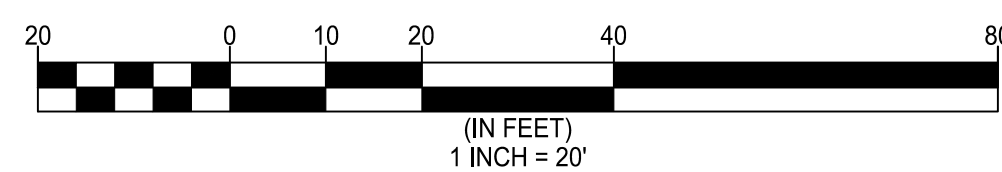
SMH 809	
SMH TOP	320.59
8" INV IN (SMH 1345)	312.21
8" INV OUT (SMH 1335)	311.9
SMH 1335	
SMH TOP	317.79
8" INV IN (SMH 809)	308.37
8" INV OUT (SOUTH)	309.29

**STORM SEWER AS-BUILT TABLE**

SD 1106	
CURB INLET TOP	321.18
15" RCP OUT (VAULT)	316.98
SD 1079	
CURB INLET TOP	323.77
15" RCP IN (NORTH)	318.72
15" RCP OUT (VAULT)	318.62

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	119.90'	68.92'	32°56'12"	35.44'	67.98'	N64°04'01"E
2	261.53'	114.96'	25°11'10"	58.43'	114.04'	N67°56'32"E



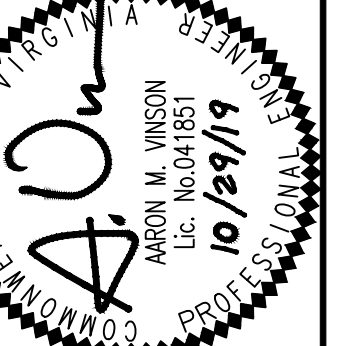
**EXISTING CONDITIONS PLAN**

**SPECIAL EXCEPTION PLAT**

**9571 FAIRFAX BOULEVARD**

**CITY OF FAIRFAX, VIRGINIA**

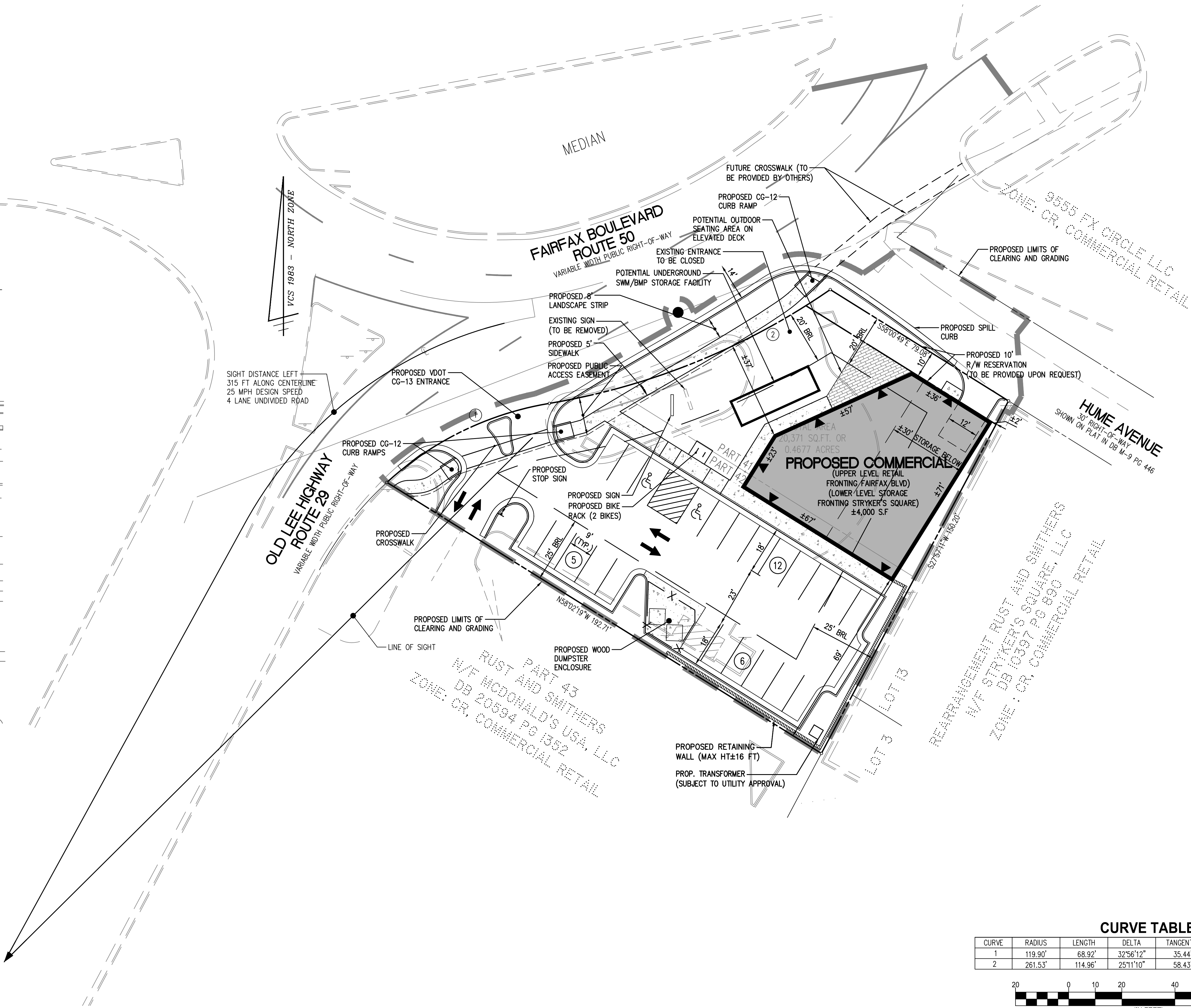
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		REV.	BY	DATE	APPROVED



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 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com  
 ESTABLISHED 1945  
 DATE: 10/29/19  
 SCALE: 1" = 20'

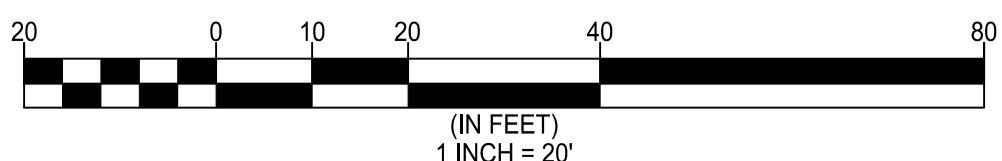
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PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TEST PIT	



**CURVE TABLE**

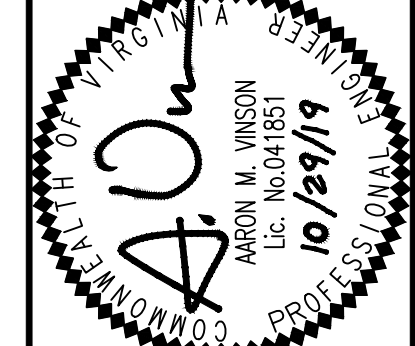
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
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**SPECIAL EXCEPTION PLAT**

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**9571 FAIRFAX BOULEVARD**  
 CITY OF FAIRFAX, VIRGINIA

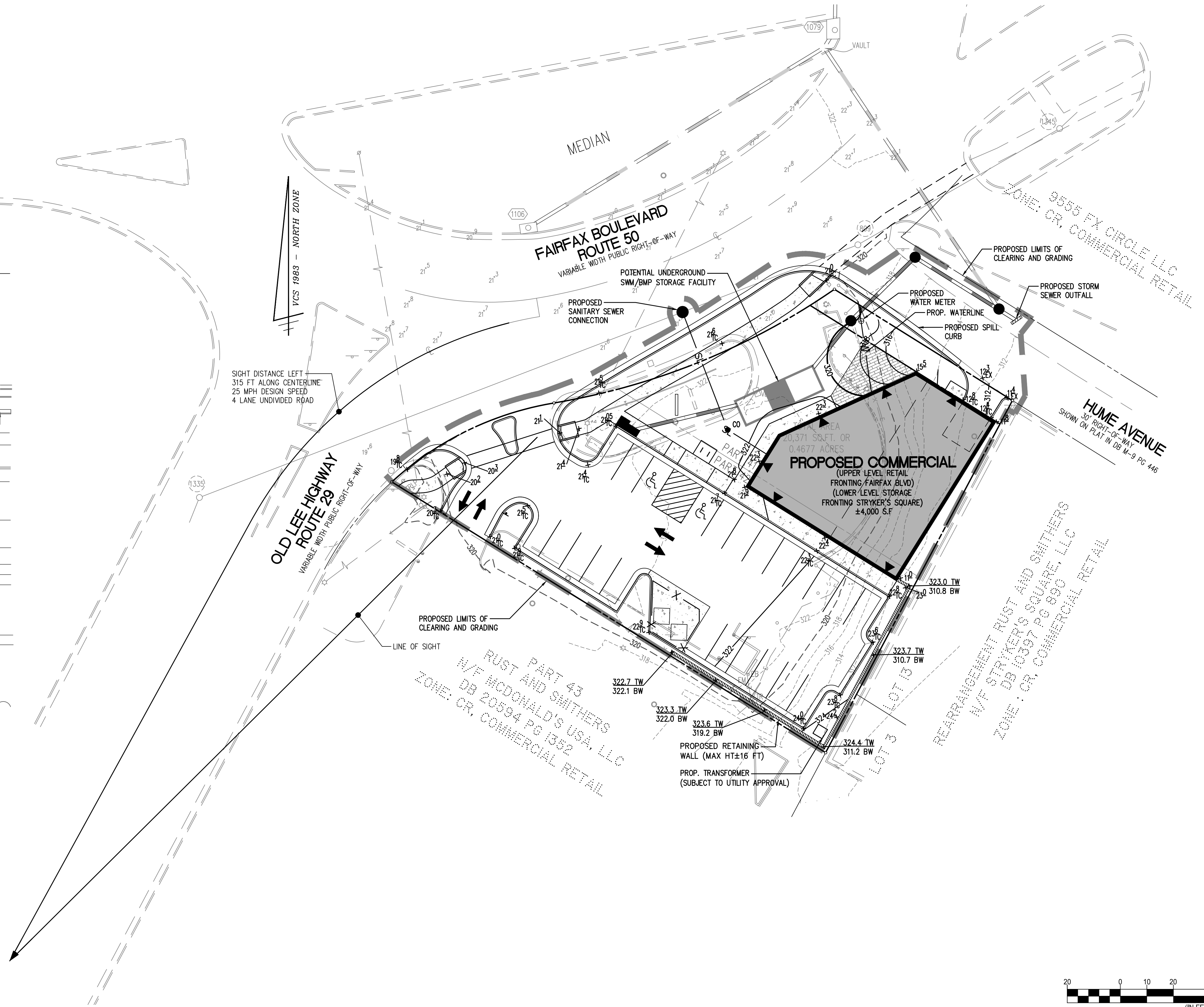
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IN CORP. OR A T E D ESTABLISHED 1945  
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 DATE: 10/29/2019  
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PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6	CG-6	CG-6
CG-6R	CG-6R	CG-6R
SL	SANITARY SEWER	SL
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT	F
F	PLUG	F
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
CG-12	HANDICAP RAMP (CG-12)	CG-12
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LCG	LIMITS OF CLEARING AND GRADING	LCG
TP	TEST PIT	TP



**PRELIMINARY UTILITY AND GRADING PLAN**

**SPECIAL EXCEPTION PLAT**

**9571 FAIRFAX BOULEVARD**

**CITY OF FAIRFAX, VIRGINIA**

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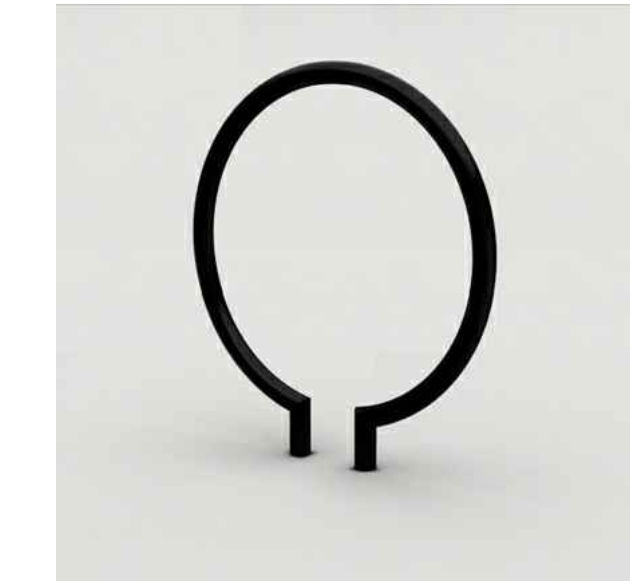
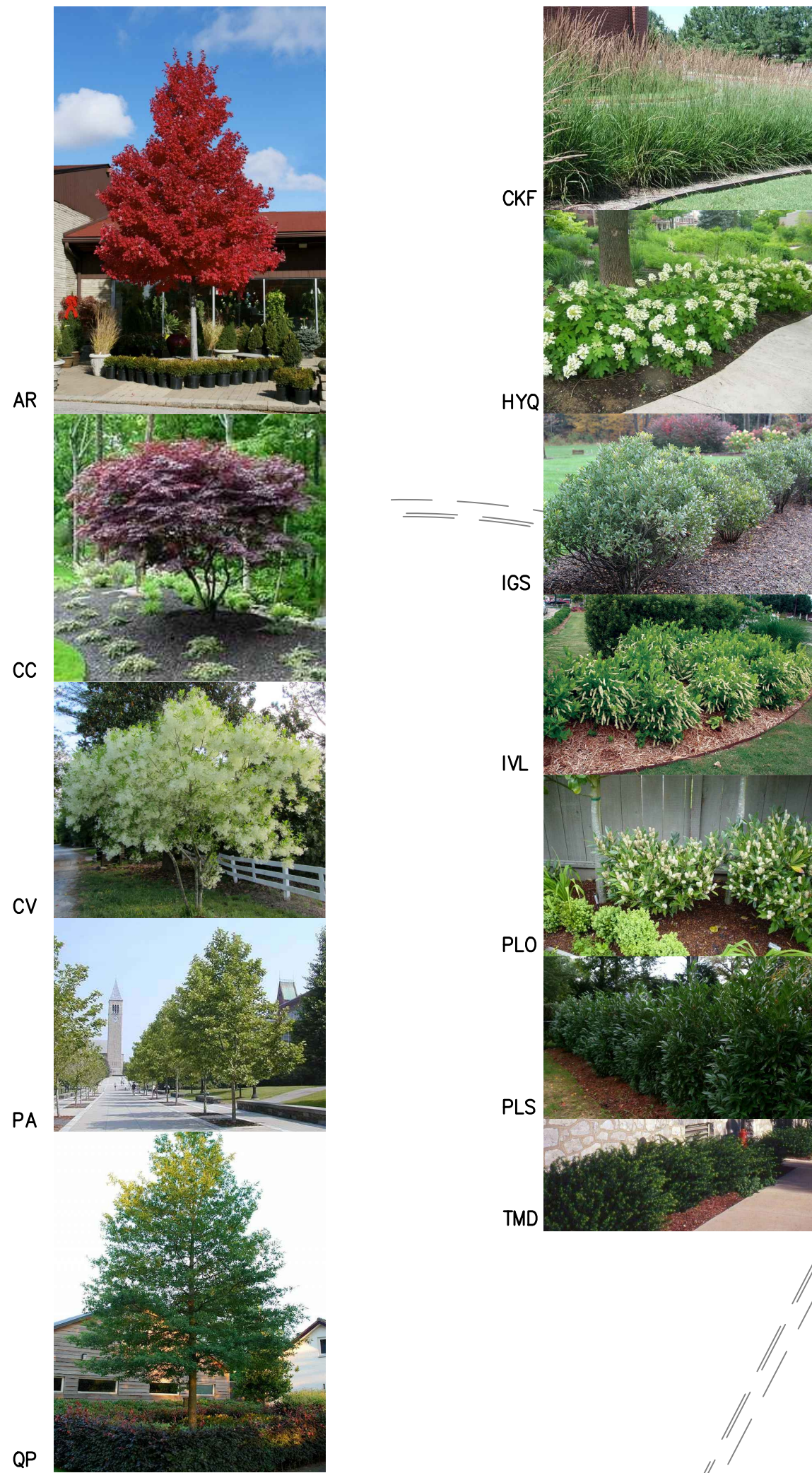
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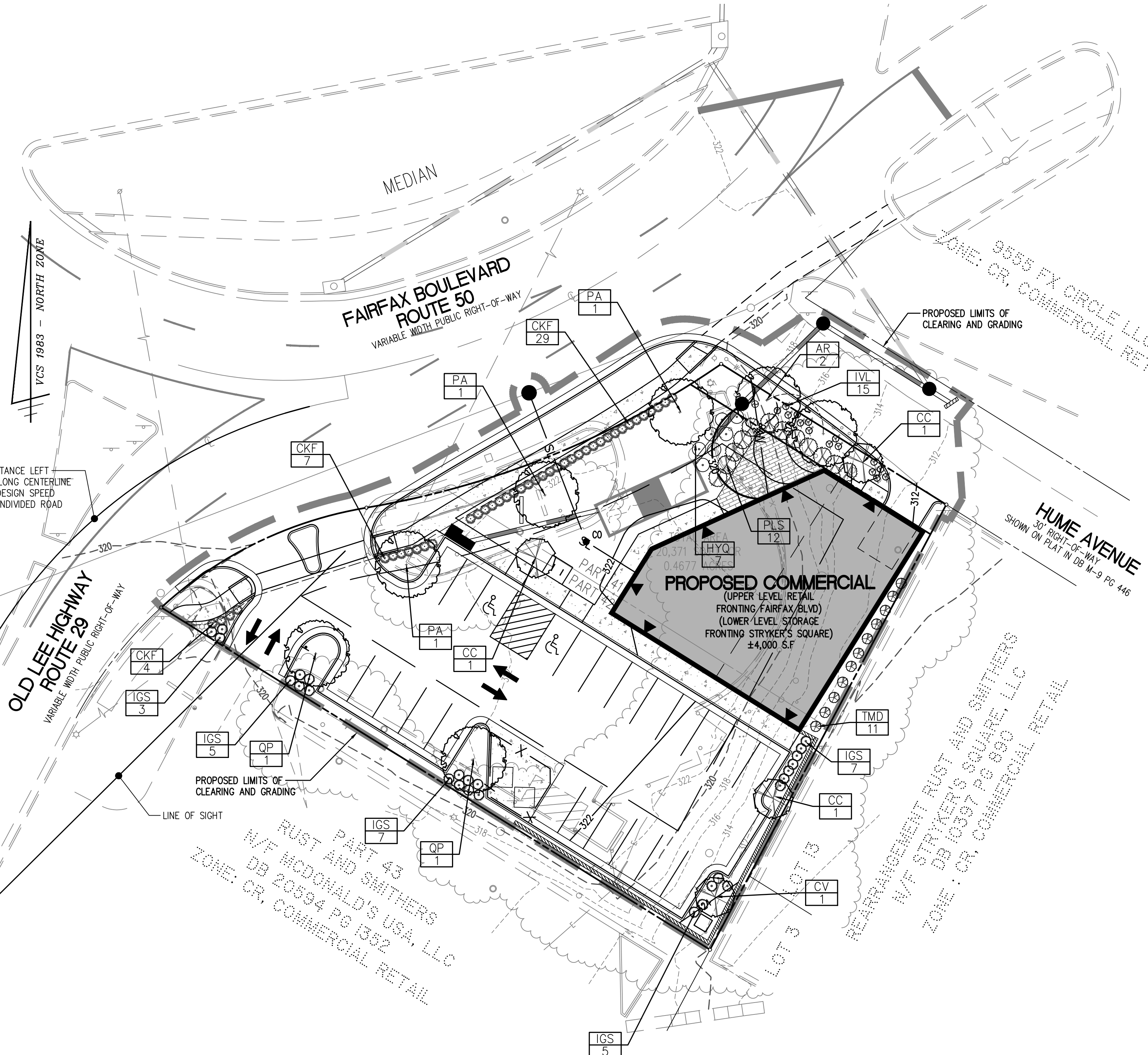
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EXAMPLE PLANT SPECIES IMAGES



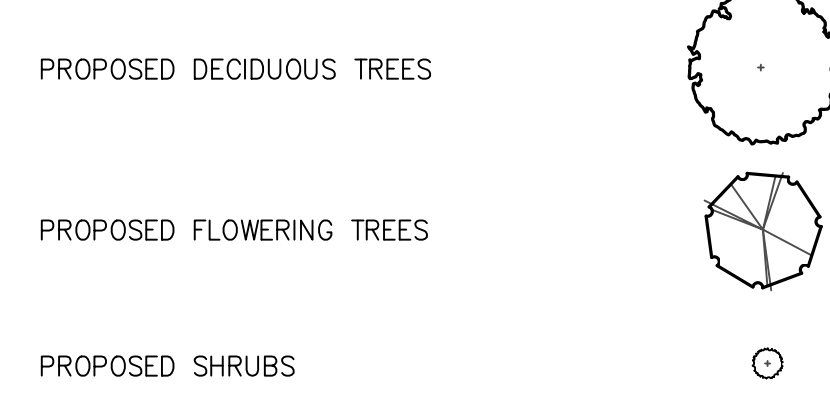
EXAMPLE BIKE RACK  
LANDSCAPE FORMS - RING BIKE RACK (OR SIMILAR)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
SS	SANITARY SEWER	SS
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
r	FIRE HYDRANT PLUG	r
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
LCG	LIMITS OF CLEARING AND GRADING	LCG

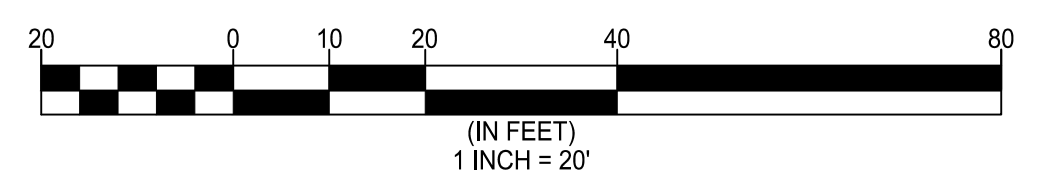
LANDSCAPE LEGEND



TREE COVER CALCULATIONS

SITE AREA	20,371 S.F.
PERCENT REQUIRED	X 10 %
TREE COVER REQUIRED	2,037 S.F.
TREE COVER PROVIDED (PLANTED)	
7 DECIDUOUS TREES @ 250 SF	1,750 S.F.
4 FLOWERING TREES @ 100 SF	400 S.F.
TOTAL TREE COVERAGE PROVIDED	2,150 S.F.
TOTAL EXISTING TREE COVERAGE TO REMAIN	0 S.F.
TOTAL TREE COVERAGE PROVIDED	2,150 S.F.

NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.



PLANT SCHEDULE : TREES

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS	COVERAGE	
					UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	3 1/2" CAL. B&B.	2		250.00	500.00
CC	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY REDBUD	6-7 TALL	3		100.00	300.00
CV	CHIONANTHUS VIRGINICUS / FRINGETREE	2" CAL. B&B.	1		100.00	100.00
PA	PLATANUS x ACERFOLIA 'BLOODGOOD' / LONDON PLANETREE	3 1/2" CAL. B&B.	3		250.00	750.00
QP	QUERCUS PHELLOS / WILLOW OAK	3 1/2" CAL. B&B.	2		250.00	500.00
TOTAL:					2150.00	

PLANT SCHEDULE: SHRUBS / GRASSES

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS
CKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL CONT	46	
HYQ	HYDRANGEA QUERCIFOLIA / OAK LEAF HYDRANGEA	24" SPREAD	7	
IGS	ILEX GLABRA 'SHAMROCK' / INKBERRY	24" SPREAD	27	
IVL	ITEA VIRGINIANA 'LITTLE HENRY' / VIRGINIA SWEETSPIRE	18" SPREAD	15	
PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SKIP LAUREL	24" SPREAD	12	
TMD	TAXUS MEDIA 'DENSIFORMIS' / YEW	24" SPREAD	11	

CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL EXCEPTION PLAT

9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

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**WALTER L. PHILLIPS**

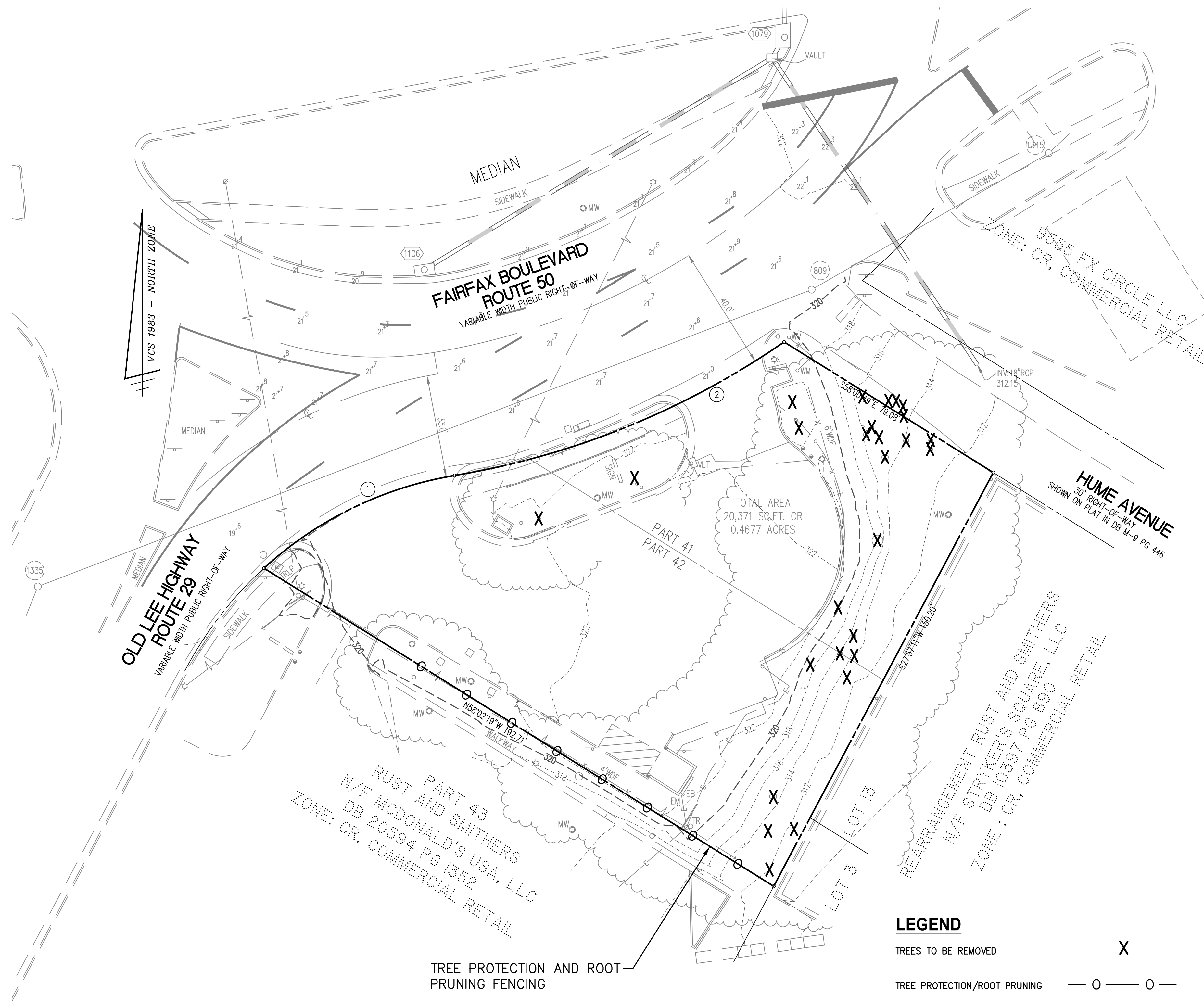
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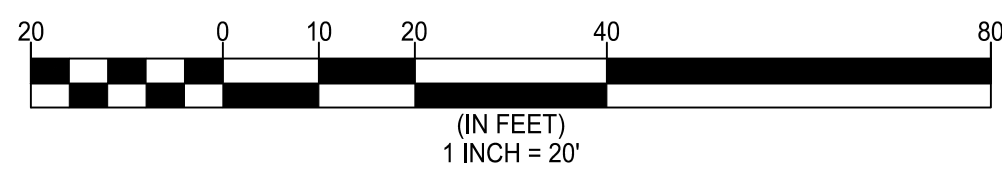
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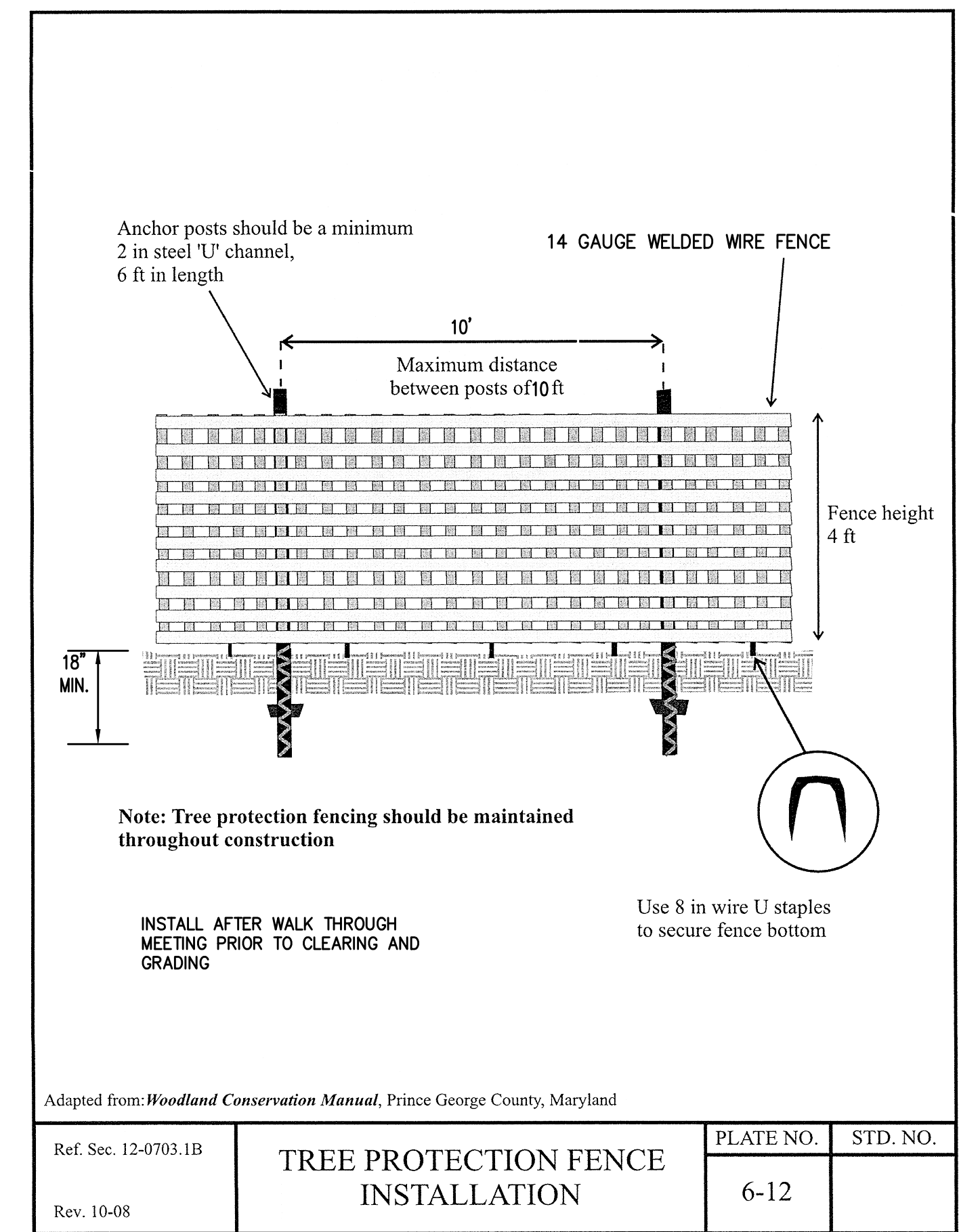
**LEGEND**

- TREES TO BE REMOVED X
- TREE PROTECTION/ROOT PRUNING O

TREE INVENTORY, TREE PRESERVATION AND LANDSCAPE PLAN PREPARED BY:  
  
 BENJAMIN J. SCHITTER, CERTIFIED ARBORIST ISA #MA-5385A 09/12/2018

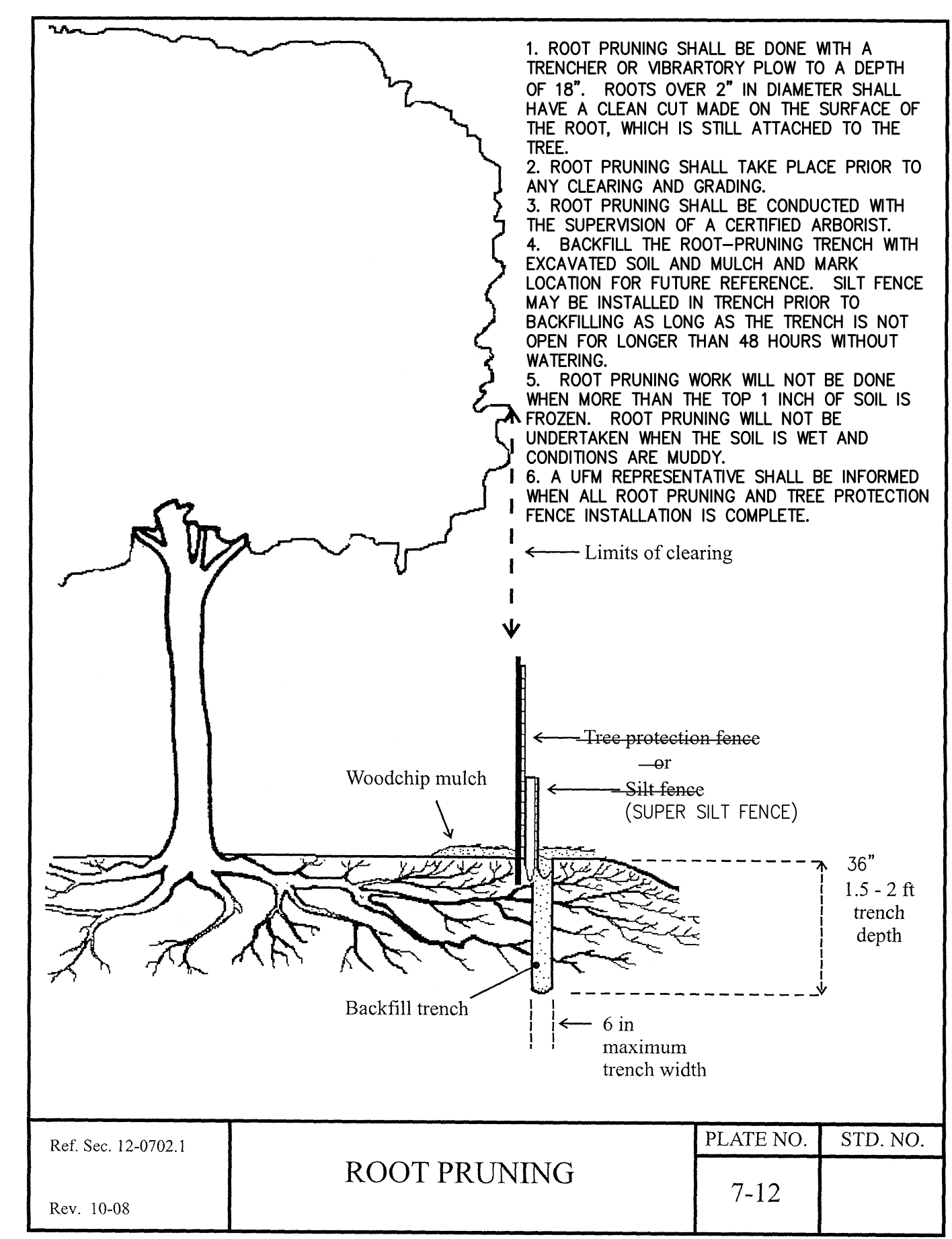


FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Adapted from: <i>Woodland Conservation Manual</i> , Prince George County, Maryland	PLATE NO.	STD. NO.
Ref. Sec. 12-0703.1B	TREE PROTECTION FENCE INSTALLATION	6-12
Rev. 10-08		

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

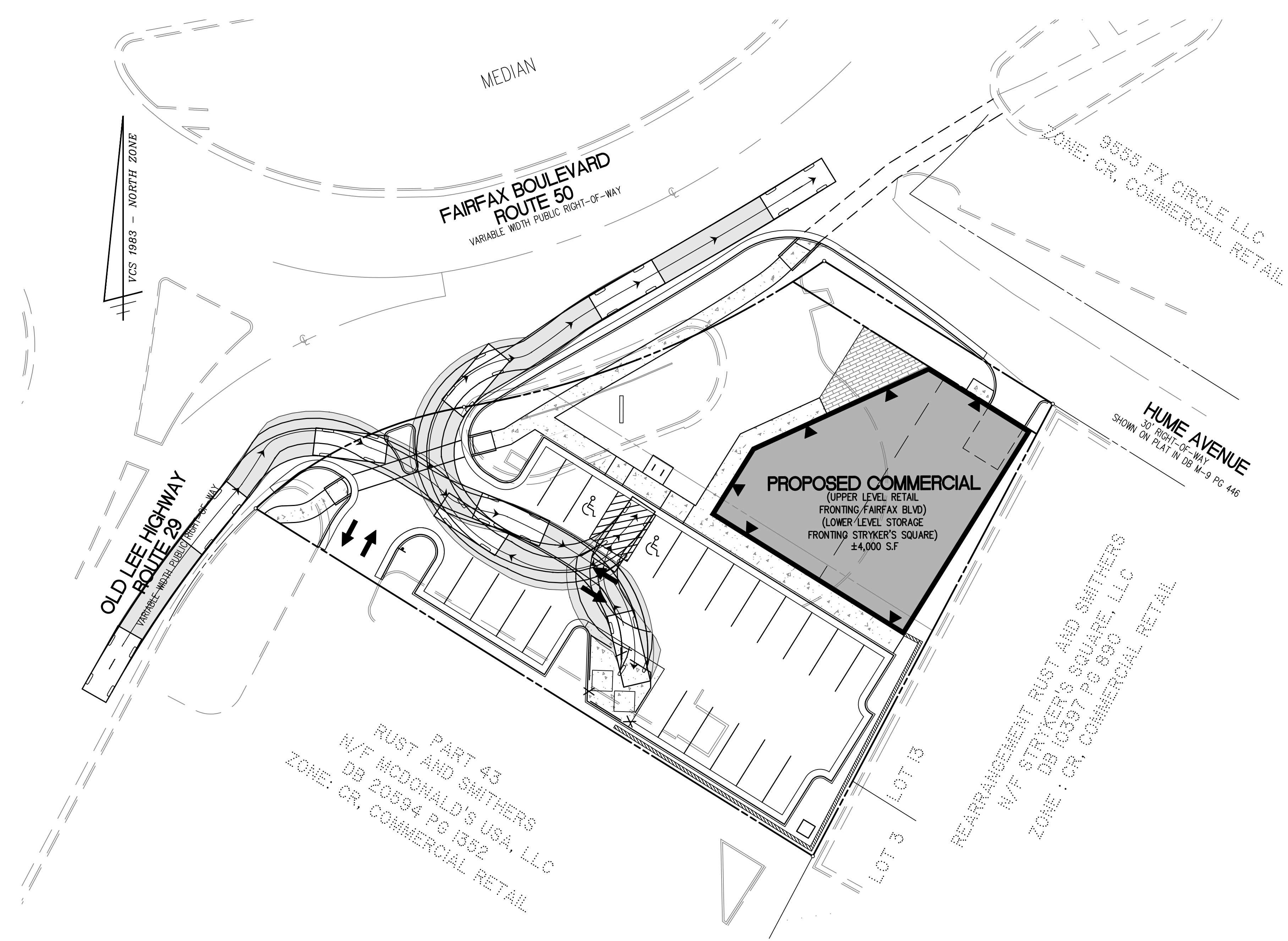
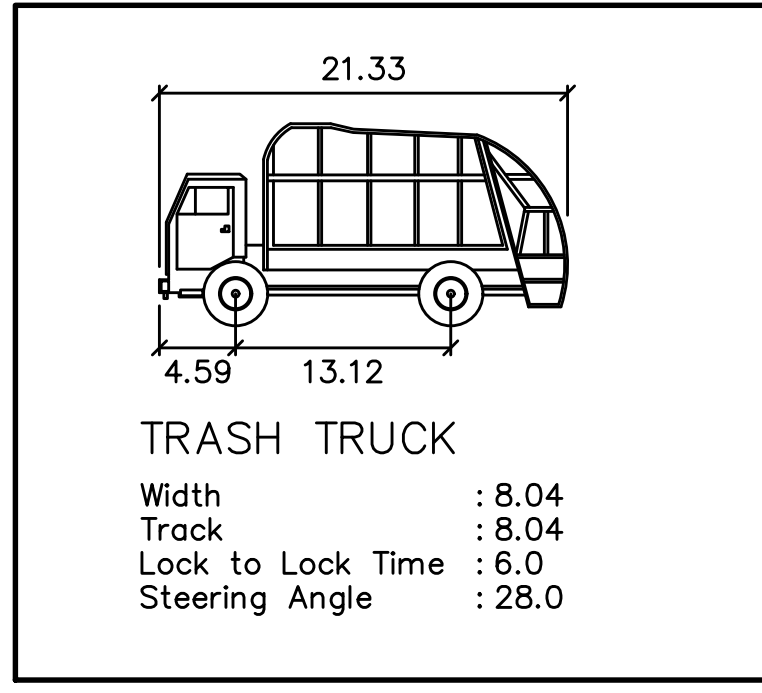
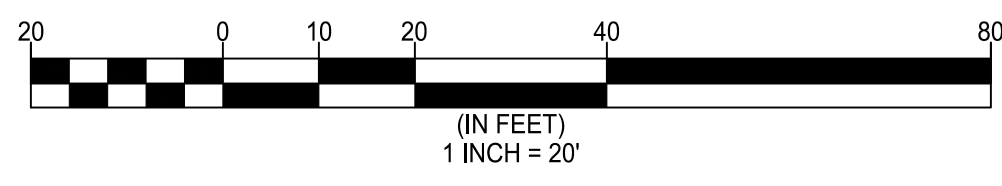


Ref. Sec. 12-0702.1	ROOT PRUNING	PLATE NO.	STD. NO.
Rev. 10-08		7-12	

**TREE MANAGEMENT PLAN**  
**SPECIAL EXCEPTION PLAT**  
**9571 FAIRFAX BOULEVARD**  
**CITY OF FAIRFAX, VIRGINIA**

**WALTER L. PHILLIPS**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com  
 ESTABLISHED 1945  
 INDEPENDENT PROFESSIONAL CORPORATION  
 DATE: 10/29/19  
 SCALE: 1" = 20'  
 DRAWN: IMH  
 CHECKED: AV

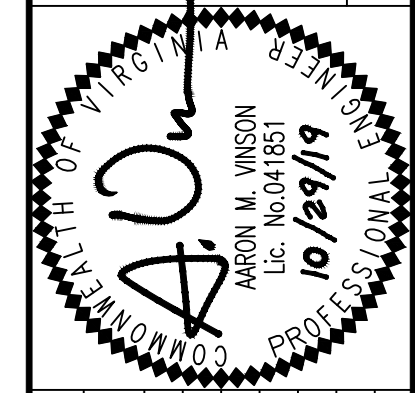
NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY



**TRASH TRUCK MOVEMENTS**

**SPECIAL EXCEPTION PLAT**  
**9571 FAIRFAX BOULEVARD**  
 CITY OF FAIRFAX, VIRGINIA

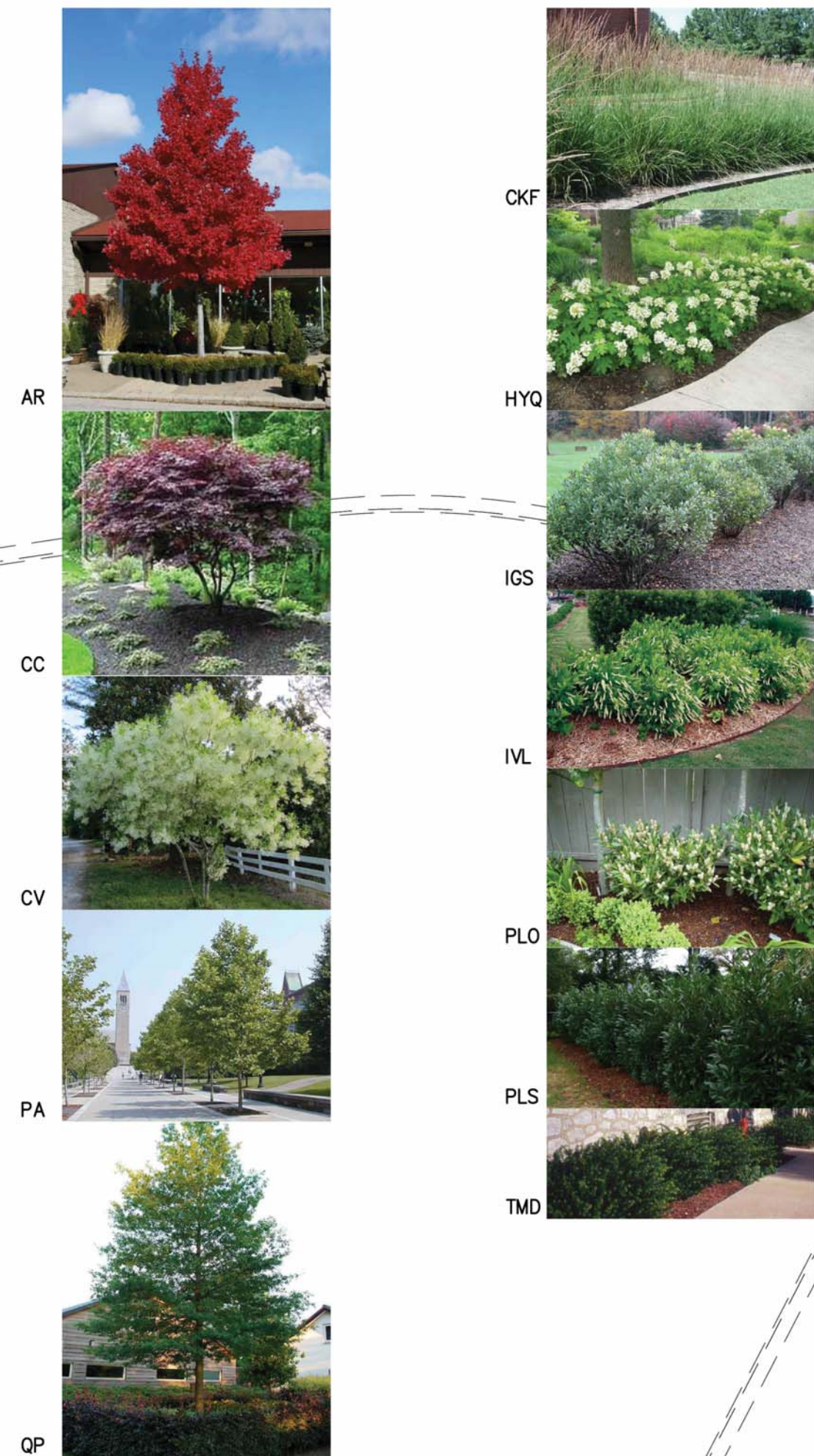
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EXAMPLE PLANT SPECIES IMAGES



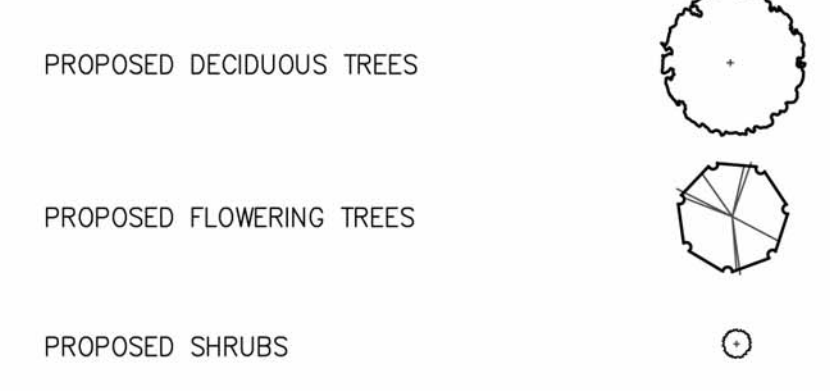
EXAMPLE BIKE RACK  
LANDSCAPE FORMS - RING BIKE RACK (OR SIMILAR)



**LEGEND**

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
WM	WATER MAIN	WM
FH	FIRE HYDRANT	FH
PLUG	PLUG	PLUG
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
RAMP	HANDICAP RAMP (CG-12)	RAMP
GF	GUARDRAIL	GF
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
LCG	LIMITS OF CLEARING AND GRADING	LCG

**LANDSCAPE LEGEND**



**TREE COVER CALCULATIONS**

SITE AREA	20,371 S.F.
PERCENT REQUIRED	X 10 %
<b>TREE COVER REQUIRED</b>	<b>2,037 S.F.</b>
TREE COVER PROVIDED (PLANTED)	
8 DECIDUOUS TREES @ 250 SF	2,000 S.F.
3 FLOWERING TREES @ 100 SF	300 S.F.
<b>TOTAL TREE COVERAGE PROVIDED</b>	<b>2,300 S.F.</b>
TOTAL EXISTING TREE COVERAGE TO REMAIN	0 S.F.
<b>TOTAL TREE COVERAGE PROVIDED</b>	<b>2,300 S.F.</b>

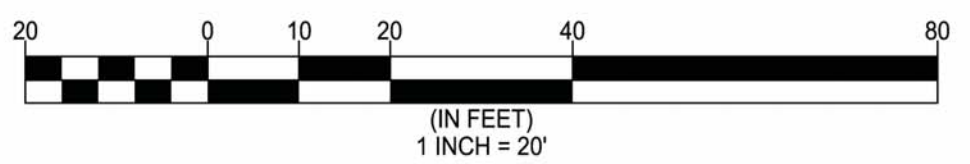
NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.

**PLANT SCHEDULE : TREES**

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS	COVERAGE	
					UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3" CAL. B&B	3		250.00	750.00
CC	CERCIS CANADENSIS 'FOREST PANSY' 'FOREST PANSY' REDBUD	6-7" TALL	2		100.00	200.00
CV	CHIONANTHUS VIRGINICUS FRINGETREE	2" CAL. B&B	1		100.00	100.00
PA	PLATANUS x ACERFOLIA 'BLOODGOOD' LONDON PLANETREE	3" CAL. B&B	3		250.00	750.00
QP	QUERCUS PHELLOS WILLOW OAK	3" CAL. B&B	2		250.00	500.00
TOTAL:					2300.00	

**PLANT SCHEDULE: SHRUBS / GRASSES**

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS
CKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL CONT	51	
HYQ	HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	24" SPREAD	16	
IGS	ILEX GLABRA 'SHAMROCK' INKBERRY	24" SPREAD	27	
IVL	ITEA VIRGINIANA 'LITTLE HENRY' VIRGINIA SWEETSPIRE	18" SPREAD	24	
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	24" SPREAD	18	
PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SKIP LAUREL	24" SPREAD	9	
TMD	TAXUS MEDIA 'DENSIFORMIS' YEWS	24" SPREAD	11	



**CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS**

**SPECIAL EXCEPTION PLAT**

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INCORPORATED ESTABLISHED 1945  
DATE: 11/17/2017; REV: 2/28/2018; 5/8/2018  
SCALE: 1" = 20'

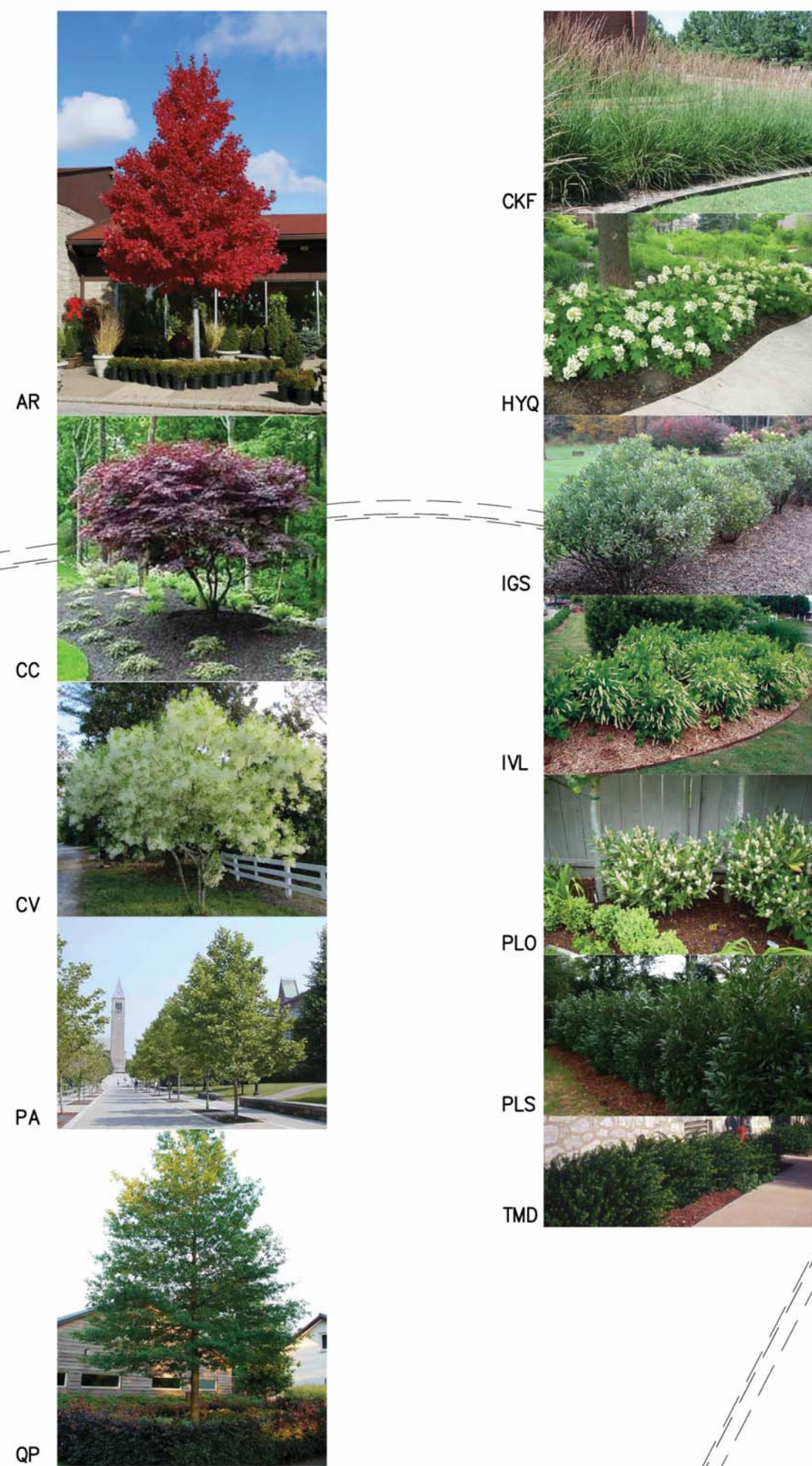
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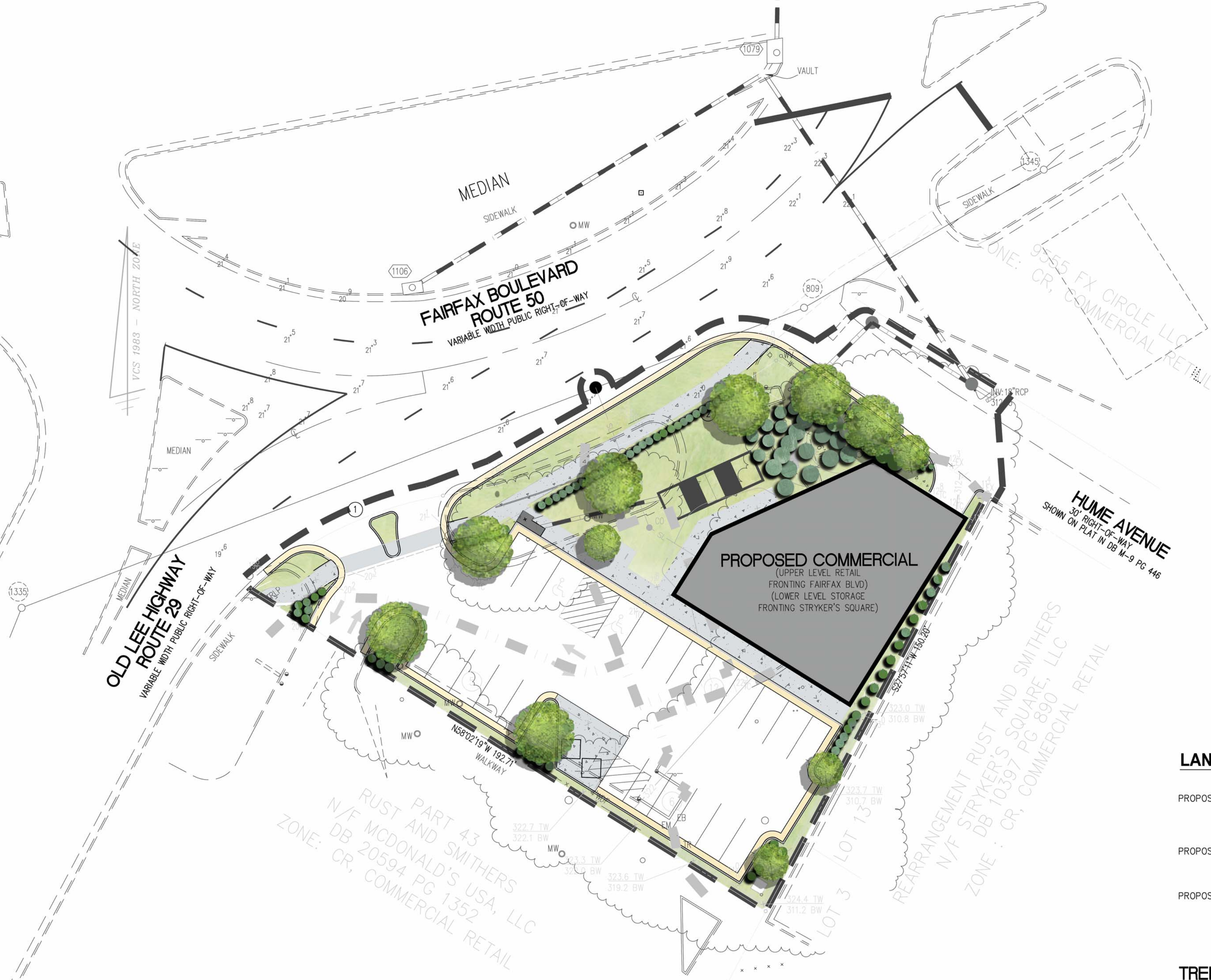
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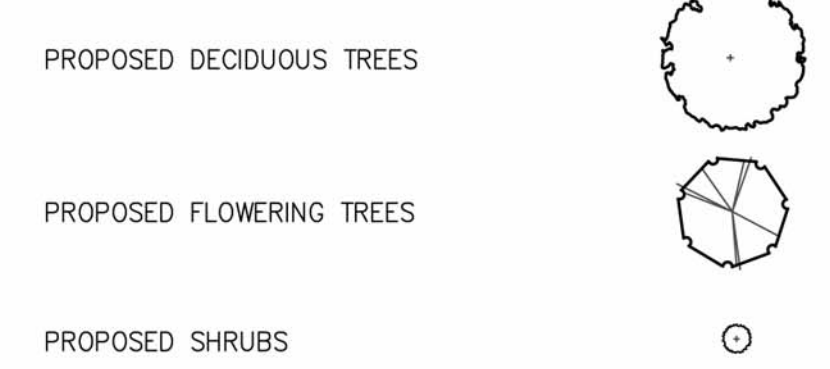
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CG-6R		CG-6R
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T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
R	HANDICAP RAMP (CG-12)	R
G	GUARDRAIL	G
F	FENCE	F
→	TRAFFIC FLOW	→
○	LIGHT	○
□	DOOR	□
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**LANDSCAPE LEGEND**



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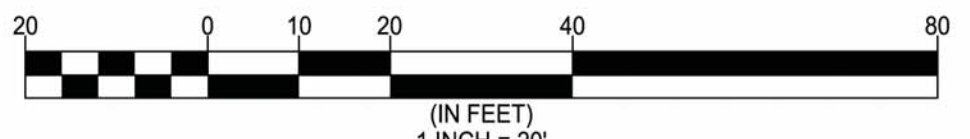
**PROPOSED COMMERCIAL**

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NO.	DESCRIPTION	DATE	APPROVED	DATE



NORTHWEST ELEVATION



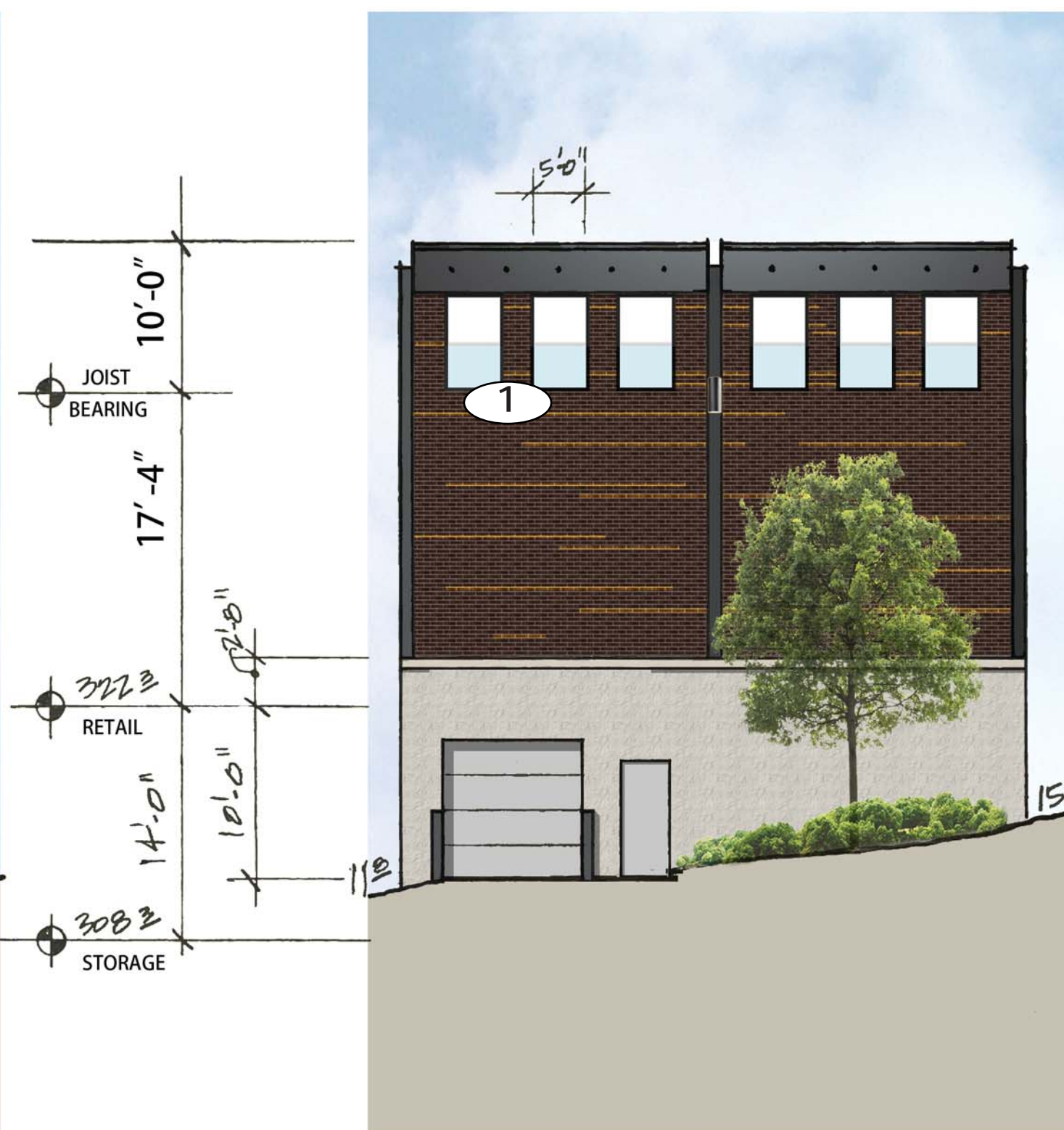
SOUTHWEST ELEVATION

NOTES:

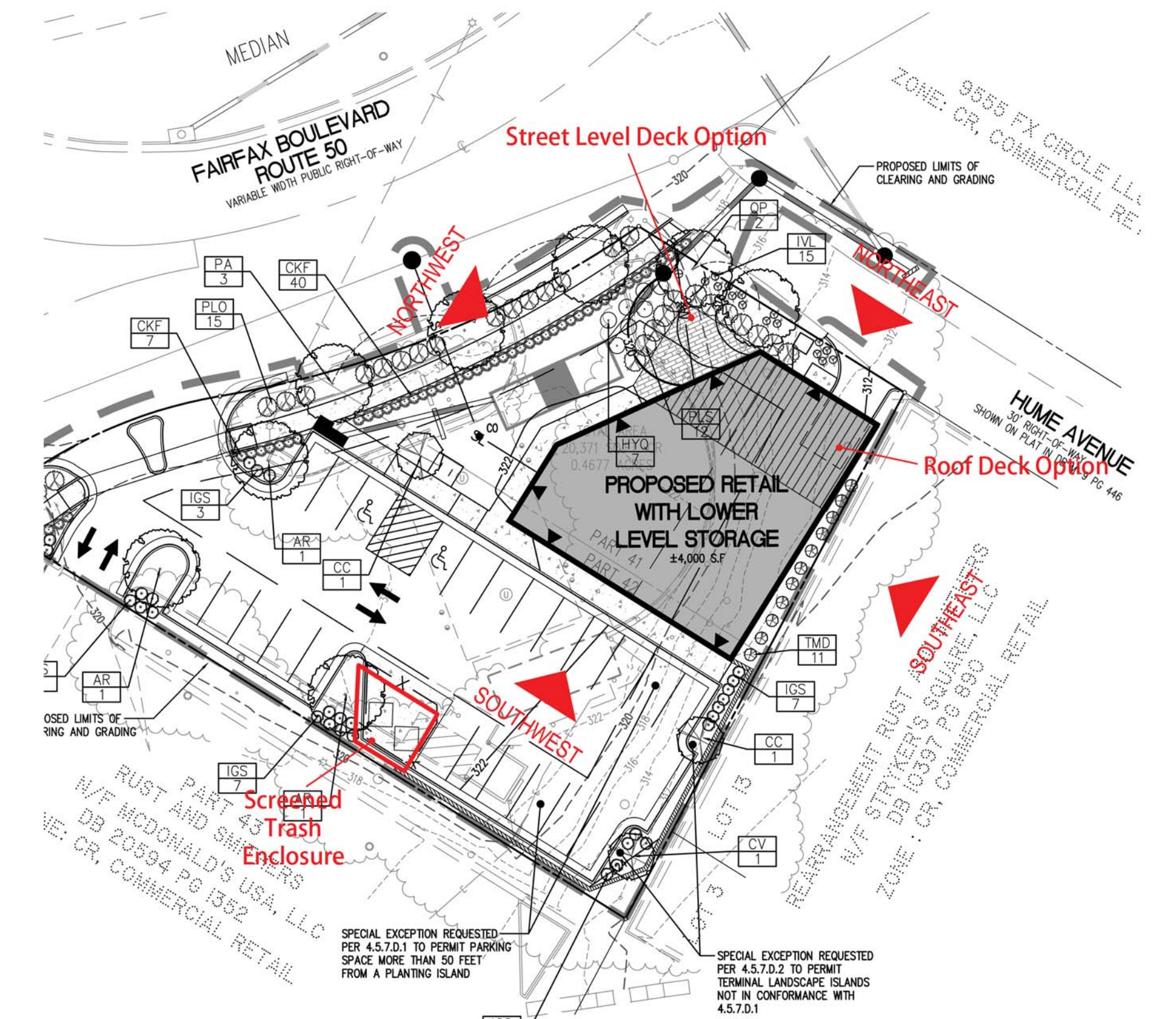
1. 42" GLASS GUARDRAIL IS INCLUDED EXCLUSIVELY WITH OPTION 1 (DECK).



SOUTHEAST ELEVATION



NORTHEAST ELEVATION





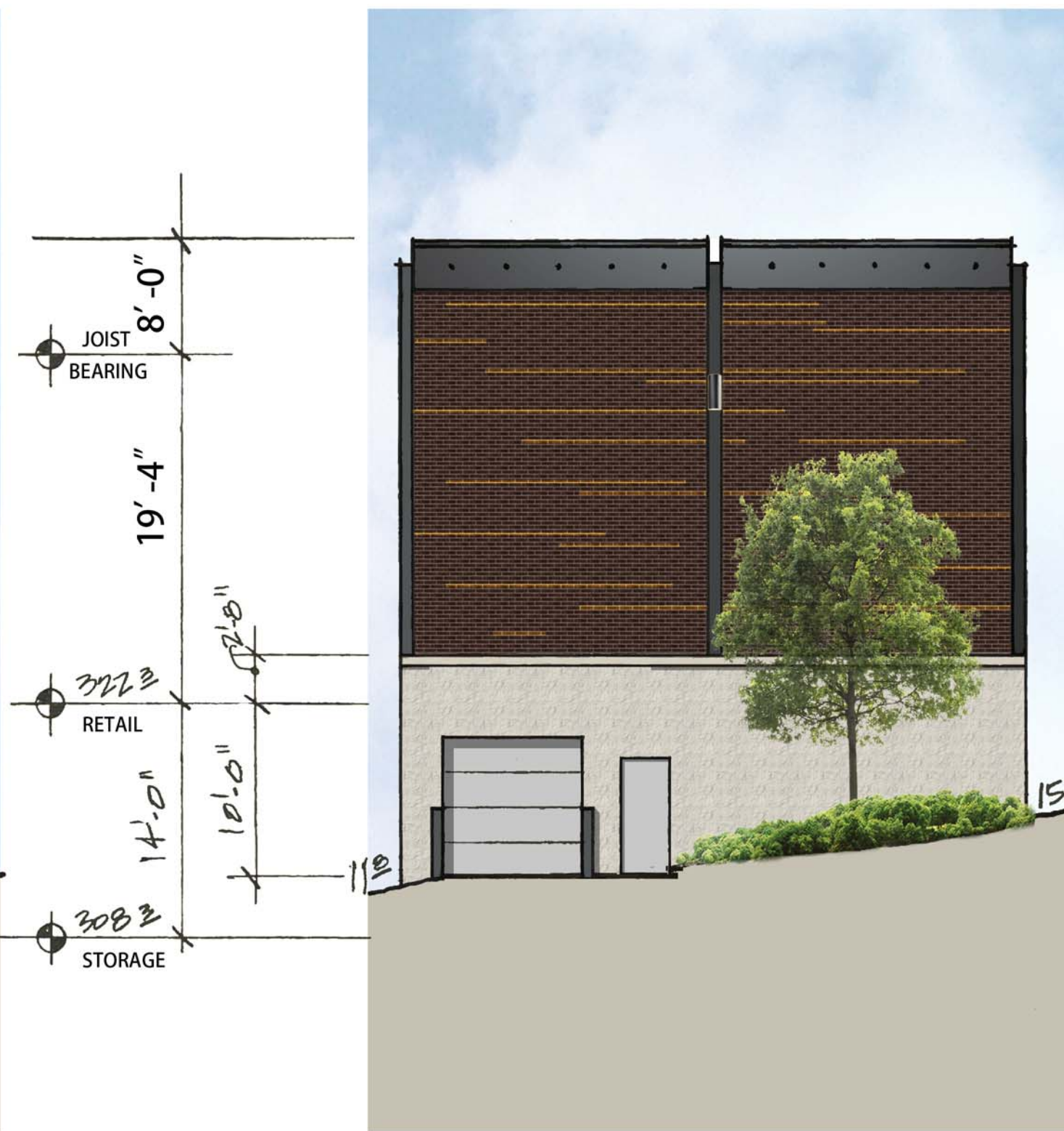
NORTHWEST ELEVATION



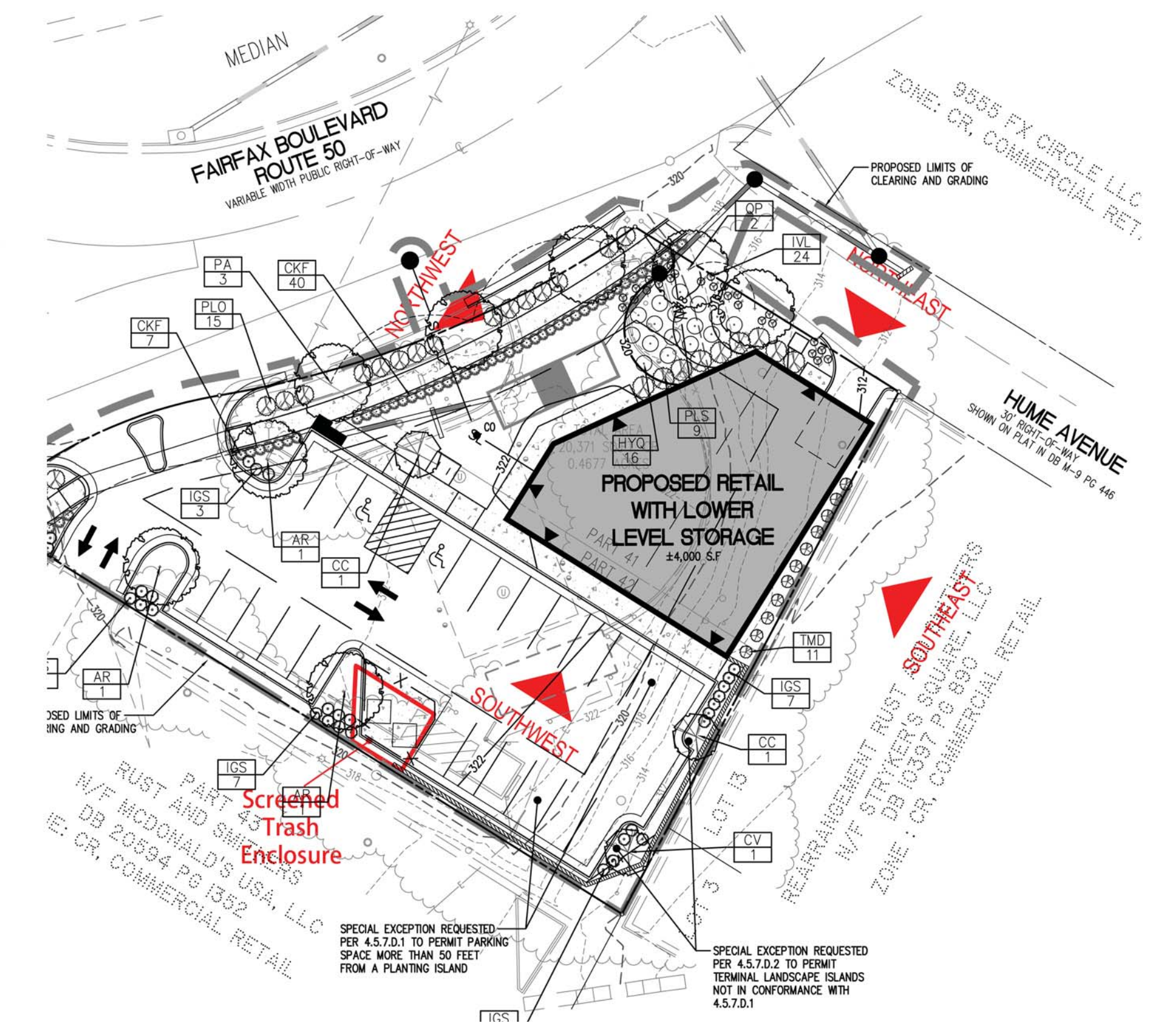
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

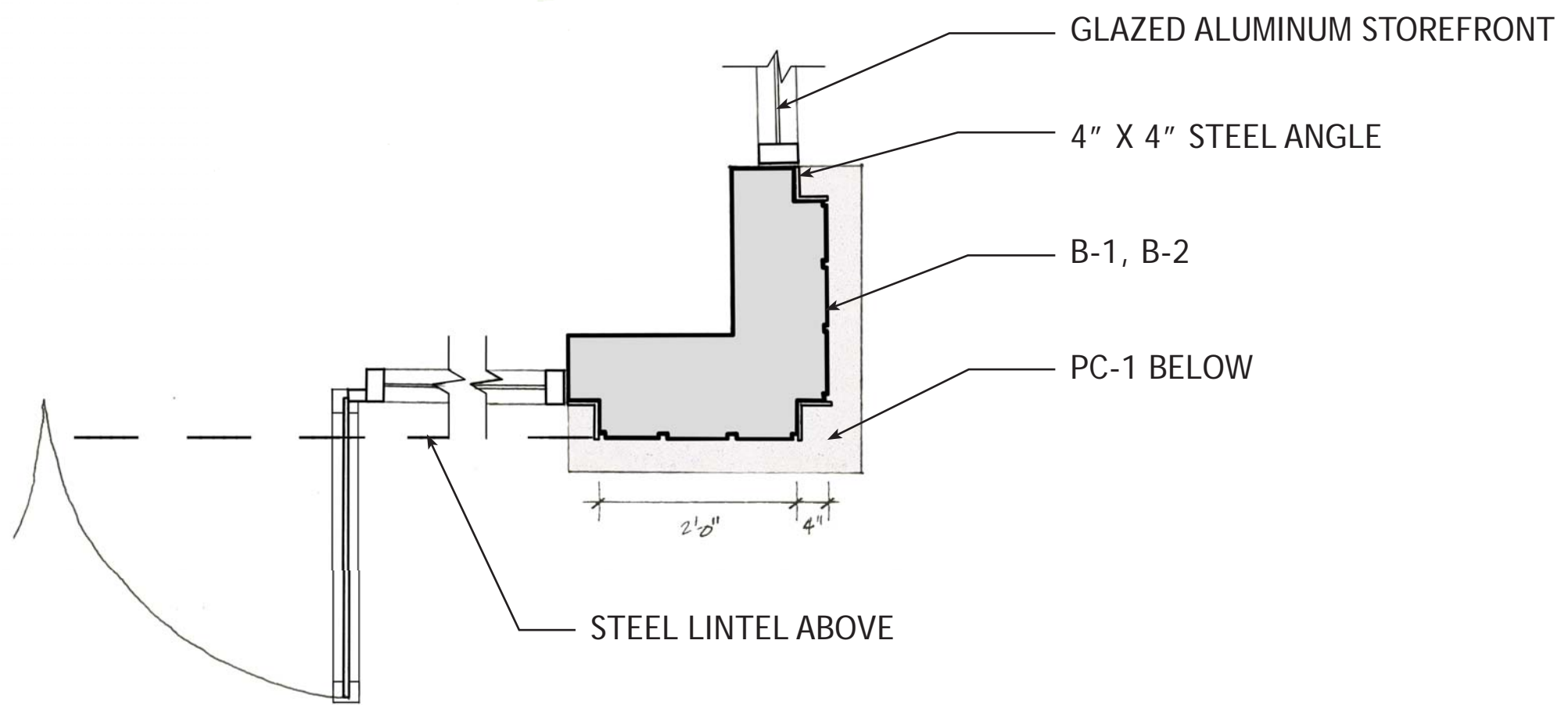




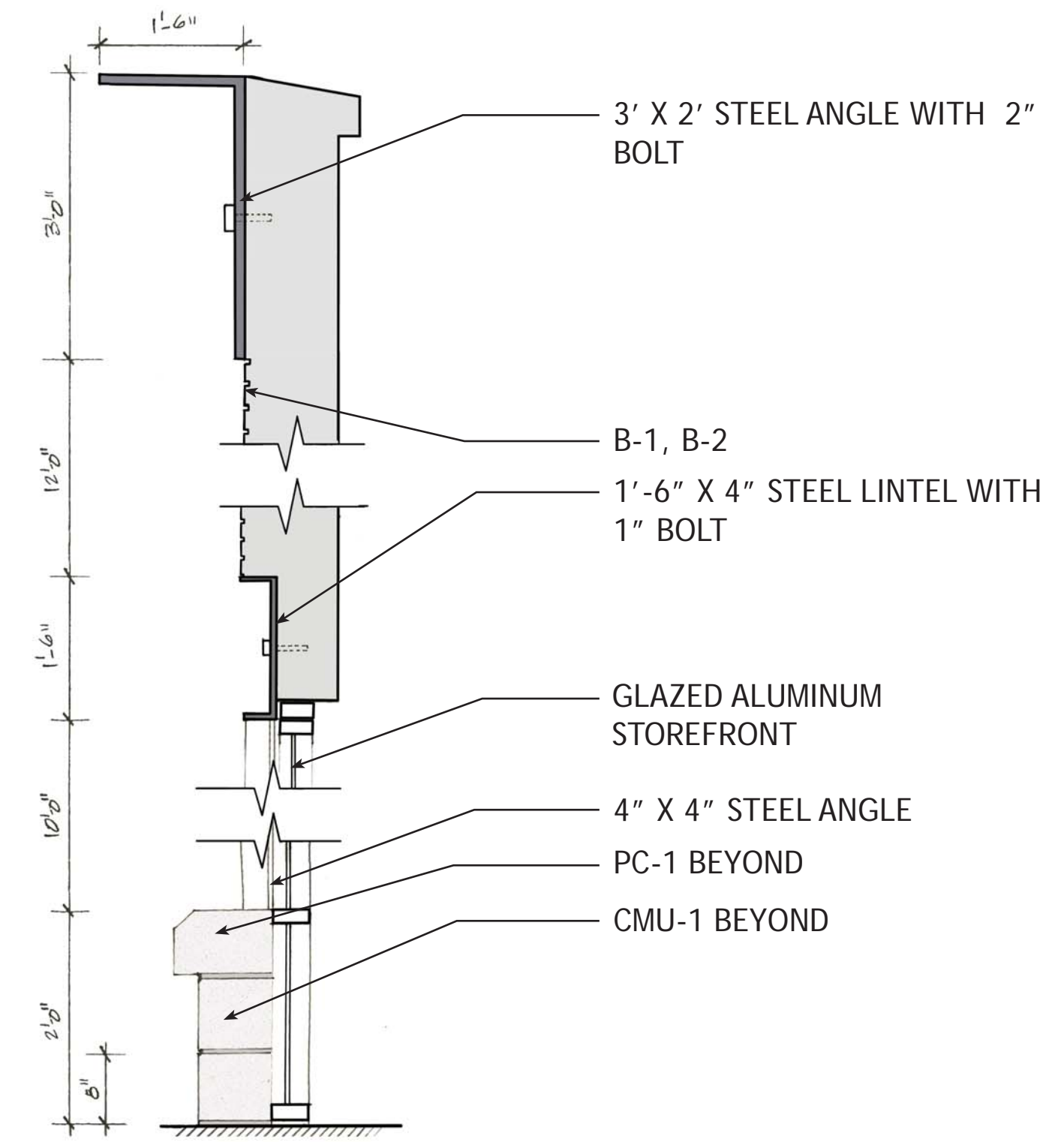
- WD-1 SHERWIN-WILLIAMS SOLID STAINED WOOD 2X6 - OTTER
- M-1 SHERMAN-WILLIAMS CHARCOAL FINISH
- L-1 CONTECH WALL MOUNT LIGHTING FIXTURE - CY3
- CMU-1 YORK BUILDING PRODUCTS SPLIT FACE - ARCTIC WHITE



- PC-1 PRECAST CONCRETE WATER COURSE
- B-2 (ACCENT) TAYLOR BRICK AUTUMN BLEND #374
- B-1 (FIELD) TAYLOR BRICK AUTUMN BLEND #369



**A** PLAN VIEW AT CORNER OF STOREFRONT, TYP.  
SCALE: 3/4" = 1' - 0"



**B** SECTION THROUGH STOREFRONT, TYP.  
SCALE: 3/4" = 1' - 0"